

# NORTH VALLEYS CITIZEN ADVISORY BOARD



**DRAFT:** Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the regular meeting of the North Valleys Citizen Advisory Board held April. 13, 2015, at the North Valleys Community Building, at the North Valleys Regional Park, 8085 Silver Lake Road, Reno, Nevada

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** - The meeting was called to order at 6:34 p.m. by Francine Donshick, Chair. A quorum was present.

Francine Donshick, Ray Lake, Bonnie Klud, Jennifer Salisbury, Jean Harris, Robert Conrad, Robert Tangren, Clayton 'Vern' Griffith, Eric Arentz.

**Absence:** Judy Caron, Frank Schenk (excused).

**2. \*PLEDGE OF ALLEGIANCE** – Francine Donshick led the pledge.

**3. \*PUBLIC COMMENT** – No public comments.

**4. APPROVAL OF AGENDA FOR THE MEETING OF APRIL 13, 2015** – Francine Donshick asked to move item 10 to be moved to item 6. Jean moved to approve the agenda with changes for the meeting of APRIL 13, 2015. Bonnie Klud seconded the motion with recommended changes. The motion passed unanimously

**5. APPROVAL OF THE MINUTES OF THE FEBRUARY 9, 2014** – Jean Harris moved to approve the minutes from the FEBRUARY 9, 2014 meeting as amended. Ray Lake seconded the motion to approve the minutes as amended. The motion passed unanimously.

**6. (OLD ITEM 10 \*STEAD AIRPORT DEVELOPMENT REQUEST FOR QUALIFICATIONS** – Ms. Stacie Huggins, Stead Airport Economic Development Specialist will present a brief presentation regarding the Request for Qualifications process and anticipated next step regarding the undeveloped 3,500 acres at Reno-Stead Airport. Reno-Tahoe Airport Authority (RTAA) recently solicited Qualifications for a development partner to work with RTAA to improve the vacant land at Stead and attract aeronautical and non-aeronautical companies. The representative wishes to collect community input on future development opportunities at the Airport and also establish a line of communication for future input. Following her presentation, Ms. Higgins will answer questions and concerns from the audience and CAB. For more information please contact Ms. Stacie Huggins via email at [shuggins@Renoairport.com](mailto:shuggins@Renoairport.com). *(This item is for information only and no action will be taken by the CAB.)*

Ms. Huggins gave an update:

- Reno/Tahoe airport authority doesn't operate on taxes. It operates with airline and non-airline revenue. In order to sustain non-airline revenue, the board of trustees approved strategic plan through 2 initiatives, one being economic development through land development. The airport authority looked at the master plan. City of Reno master plan for the stead airport is mixed use. In 2010, they identified this area as developable for mixed uses. They won't allow use that isn't compatible with airport use. The Airport authority won't allow residential or high density commercial use. She showed map of the airport. The championship courses were overlaid on the map, and slashed corridors for the races are not developable. There are pods of areas that are developable. To be consistent with strategic plan, they established a qualifications process. Published requested for develop partners for non-airline revenue. There are co-exist possibilities.
- March 2014, Request for qualifications was issued; Dermody was selected.
- June – October 2014: Dermody conducted a process of due diligence to look at land and constraints with land use to identify what exists today.
- Ms. Huggins showed maps. She said they are not proposing anything today, but only a process. A process to identify, what, if anything can exist in this area and co-exist.
- The Board of Trustee gave direction to conduct a market analysis for the land for aviation and non-aviation uses. They have presented at the stakeholders meeting.

#### Moving forward:

- Finish tenant engagement process.
- Have been contacted by Silver Mills Homeowner Association to present.
- City of Reno NAB presentations
- Go back to selection committee and ask for their review and recommendations
- Anticipate a decision by the Board of Trustees by the end of summer. It's not a fast process.

#### Board comment:

- Robert Conrad asked about Transportation issues. Ms. Huggins said we have no plans for the future, but that is part of the market assessment. She said she will take into consideration all the concerns. He said he would like to know the impacts of traffic into the North Valleys. Ms. Huggins said Demody will hire a traffic engineer and work with RTC. She said she will mention it to the representatives. We will be all inclusive to all the players involved.
- Jennifer Salisbury asked about the market assessment be completed. Ms. Huggins said hopefully at the end of the summer. Jennifer asked how will it be accessible to the public? Ms. Huggins said we will review it and share with the public.
- Francine Donshick said she would like to be notified of updates. Ms. Huggins said she would be happy to come back and give an update.
- Ray Lake asked about specific plans. Ms. Huggins said there are no specific plans. They are just seeing what could potentially happen at the airport.
- Robert Conrad said traffic needs to be considered in the plan.

#### Public comment:

- Donna Selin asked where the water will come from. Ms. Huggins said once they get through the market analysis, they will need to do project research to analyze the water. Ms. Huggins said even if this is approved, it will be a slow, 20 year project. Slow phased approached. If it's in the City, it won't be required to come to this CAB.
- Sarah Chvilicek, Planning Commissioner, said Petco was with the City of Reno and they neglected to bring it in front of the plan. As far as water and sewer, they have to hook to municipal wells and sewer. She said she implores that this be heard by all planning commissions and all voices are heard. It's surrounded by unincorporated Washoe County. Ms. Huggins said their engagement process is to sit down with TRMPA, the City, and the County. She said to start with the Planning Commission, and then go to the Regional Planning Commission. Sarah said the most troubling to the neighbors is the extension of a rail line. People don't want rail lines in their backyards. Ms. Huggins said we aren't looking to extending the rail. There isn't a project on the table, but the plans for the rail haven't been fully vetted.
- Jerry Beck said he lives in Silver Knolls, and people are concerned about this potential development> He said there is a gate that goes through Silver Knolls, and the road is locked, and they are concerned there will be developed and traffic through Silver Knolls. Ms. Huggins said they aren't that far along in the project planning yet. Jerry Beck said go above or below, but not in the middle of the development. If you do that, you will raise a firestorm. Ms. Huggins said she is glad to get this information. Ms. Huggins said the route is likely to be Moyea and Lemmon access down Red Rock, or realignment. Mike Dikun said we won't have to travel through residential. There are road access points that won't impact residential. Ms. Huggin said she will bring back more plans when they have a project.
- Cathrine Tangren said she likes living in this rural area. She said to have this whole place with commercial development is not what we wanted. She said they don't want railroad tracks in the backyard. She said the City of Reno sucker punched us and put a warehouse at the Lake. We aren't enthusiastic about this project.
- Russell Umbraco said Silver Knolls Blvd comes off of Redrock Blvd off of 395. Silver Knolls is approximately 3 miles, and it's a downhill slope to gate 5 at the airport, it would be a tragedy to be opened up to trucks and traffic. It's bad enough now. He said they are concern for the opening of that gate. It's been a discussion for the past 5 years. He asked about long range plans; we hear it might be sooner. What are the exact plans and timeline? Ms. Huggins said they don't have a timeline for Demody to do their due diligence. They did a market assessment and strategy. She said they expect the next phase of due diligence to be complete by the end of summer, but we have targeted the end of summer to complete due diligence. Ms. Huggins said she would love to have something to tell the community, but she doesn't have this information, and can give that update as it happens. Mike Dikun said this as far as the plan has gone. They are total unknowns as of now. You know as much of the plan as we do. There is space available and how do we make the land work with the air races and community.
- Russ Earle said he is concerned about transparency issues. He said he was at the Stead meeting with businesses. He said depending on who the audience who the presentation is given to, there is different information presented. It was said that the Silver Knolls Road would be open and the railroad line would be extended. Dermody is saying something different. He said they don't trust the City of Reno. He said he wants to make sure they are getting the full story. Ms. Huggins said everything is being looked at. She said she didn't hear Dermody said it was happening for sure. Until we came tonight, she hadn't heard that concern until now. We will

address as we move forward. We are being as transparent as possible. There is no project. She said we will look at everything, and do it in a way that isn't negatively detrimental. Russ Earle said his property value will go down if you decide to put a rail line in the north section. Ms. Huggins said we will look at it and try to keep it where it is.

- John Howe said the railroad track will go through his back yard. The airport development is concerning to everyone because we don't know what will go there. Commercial/industrial plans. The green on the map is developable. Accessibility to the airport already has businesses, and how many trips are in & out in that area already. He said he doesn't understand the 20 year project. The railway, it goes in his backyard. All the way around the airport is completely residential. Red Rock Estates, Lemmon Valley, and Silver Knolls are all residential.
- Nancy Horvath said the City of Reno has not followed the rules on several occasions. She said they don't know the plans and they will tell us when those decisions have been made. By that time, it's too late. She said she wants them to hear the concerns now, so it doesn't hurt the residential lifestyle. Trucks and traffic will be an impact regardless which way you bring it in. She said they don't want wait until you decide what the project is, we want to be involved now.
- Cassie Kierkendoll said this is in my backyard. She said she wants her little girls safe in this area. This is a residential area. This is being looked at for revenue, not with the eyes of a resident. With commercial property, you have teenagers go out there and race, and accidents will happen. Will they increase the police for when the crime will increase?
- Lorna James said she has watched developers come in and ruin the City of Reno. They sprawled all over County. There is not an overall plan. Everything is subject to developers. The developers are out for their own personal gain.
- Susy Martin said she lives on a potential viable used road. She said when they came up with the development plan, the access roads were done in a good fashion. Who will tell Dermody there will be no transportation from Red Rock South, no transportation through our community? Who can tell them that it's not a viable option? Ms. Huggins said it would be a conversation between RTC and the City. The City would have some say. Sarah said it would have to go through both planning commissions. Ms. Huggins said it would be the governing agencies that would make the decision.
- Ruth Ann van Vranken she said they can see the planes enter and exit, and is concerned that would be blocked by development. Mike Dikun said there are restrictions on what is built at the end of the runways. There are safety areas at the end of the runways.
- Jack Selin said if potential future development plans were made so far in advanced, why the residential development was planned? Mike showed the existing routes for traffic. Mike talked about how Bravo Avenue goes to the airport before it gets to Lemmon Drive.
- Client Appelt said they don't trust politicians. We have been lied to and used. He asked if they will come back as a group (Airport Authority, City of Reno, and Dermody) before it's been decided? Ms. Huggins said the Airport authority and Dermody can come back to present and make sure it works for everyone. Client said there needs to be a moratorium. There are empty warehouses. They can be remodeled cheaper. Minimum wage jobs. It's garbage. We want to know what is going on.

Board questions and comment:

- Eric Arentz asked to make this a standing item. Mike Dikun said he will continue to be here and can give any updates on anything new. We will keep you informed.
- Robert Conrad asked a clarifying question: date of when it was zoned as commercial/industrial. Ms. Huggins said she thinks it was mid to late 2000. It's part of the master plan. Maps and plans are on the website.
- Jean Harris said she wanted to reiterate the updates are important, and you need to inform the public. There needs to be a representative present, other than Mike Dikun. Jean said she would like Ms. Huggins or something from her office to give the update.
- Jennifer Salisbury said at the last meeting, there was mention of future planning. We were left to understand it was in the future, when reality, they had already started with the plan. Ms. Huggins said Dermody hadn't done their findings yet. Jennifer said a lot of this could have been alleviated with some prior information.

Francine called for a 5 minute recess.

Francine brought back to order at 7:51pm.

**6. \*UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE** – No updates.

## **7.\* PUBLIC OFFICIAL REPORTS**

**A. \*Washoe County Commissioner Update** – Commissioner Jeanne Herman will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation, Commissioner Herman will be available to address questions and concerns from the CAB and audience. Commissioner Herman may be

reached at 775-328-2015 or jherman@washoecounty.us. *(This item is for information only and no action will be taken by the CAB).*

Commissioner Herman thanked everyone. She said tomorrow is the commission meeting, please watch for development information, and read the information carefully. She said there have been a lot of an issues with planning. Chief Moore has helped with the process. She said she would like to hear from everyone if they have concerns.

## **8.\*PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES**

**A.\*Washoe County Sheriff's Office (WCSSO)** – A representative of the Washoe County Sheriff's Office may be available (unless on a call for service) to address public safety questions and concerns. For more information call (775) 328-3001 or via the webpage at [www.washoesherriff.com](http://www.washoesherriff.com).

No representative was able to attend.

**B. \*Truckee Meadows Fire Protection District (TMFPD)** – Fire Chief Charles Moore from the Truckee Meadows Fire Protection District will provide a summary of the District's activities including legislative issue and status of the proposed administrative merger with Sierra Fire Protection District, recent calls for service and information related to residential fire safety, description of operations, facilities, cooperative aid agreements with neighboring jurisdictions, volunteer fire fighter program and an update to fire services to the North Valley area. For more information contact (775) 326-6000 or via the webpage at [www.tmfpd.us](http://www.tmfpd.us) *(This item is for information only and no action will be taken by the CAB.)*

Chief Moore was unable to attend. He is at the legislature.

**C.\*Airport Authority Report** – Mike Dikun, Manager, Reno-Stead Airport will provide information on the Airport Authority. Following his presentation, Mr. Dikun will address questions and concerns from the audience and CAB. For more information please contact (775) 328-6570 or [mdikun@Renoairport.com](mailto:mdikun@Renoairport.com) *(This item is for information only and no action will be taken by the CAB.)*

- Air races will be preparing for the Pylon Racing June 7-20<sup>th</sup>. Debriefing and safety training, then 3-4 days on the course for practice.
- April 27 - construction of taxi way Charlie. 2-3 weeks of night work associated with the construction. It should be far enough away from residences not to be a nuisance. Let him know if it is.
- June 3-5<sup>th</sup>: The Wings of Freedom Tour by the Collings Foundation, non-profit from Mass. They travel with P-51, B-17, B24, B25. Tour the aircraft or go for a ride for a free. This event keeps the history of WW2 alive. It will be in the paper, radio, and news. Andrea said she can post it to the County bulletin.
- UAS – the public safety officer and Mike have been working NASA, to develop a non-reimbursable space act agreement. They want to utilize Stead for concept. These are small aircraft. No money exchange. Working with NASA is a great deal. Great relationship for our community.
- Certificate of Authorization of Waiver for Commercial companies. They aren't interested. We are working to bring opportunities to this area. Working with Stanford. Unmanned aircraft is the future of aviation. They have lots of ideas. We want to make it work safely.
- Bonnie Klud asked about the drone program. Mike said we are one of 6 test sites in the nation. The plan was to task us with unmanned systems in the airspace system. The FAA isn't using the test sites as we presented ourselves to be. Not a lot has happen since we have been marked as a test site. The other test sites are frustrated. We spoke to NASA if there is an opportunity for future of aviation. The companies are flying them in the open country. Mike said Amazon has been struggling with FAA on delivery system ideas. They went to Canada instead of dealing with FAA. We loss the research opportunity to host them in our country.
- Teresa Aquila asked about companies authorized to fly, but Mike said he hasn't heard from these companies to fly. Mike said they are small, and you wouldn't notice them. It's the technology inside that are doing mapping and infrared, search and rescue possibilities – payload.
- Sarah asked about military helicopters. She said they were flying very low off of the airport property and over the residential properties. Mike said he has addressed this with them. Sarah said they were off the property. Mike said he will call them.
- 775-328-6573 Mike's office number.

**D.\*Sierra Nevada Job Corps** – Mark Huntley, Business & Community Liaison will provide an update on the progress at the Sierra Nevada Job Corps Following his presentation, Mr. Huntley will address questions from the audience and CAB. Contact Mr. Huntley at 775-789-0803 or 775-846-6178 cell. [HuntleyMark@jobcorps.org](mailto:HuntleyMark@jobcorps.org) *(This item is for information only and no action will be taken by the CAB.)*

Mark wasn't present.

**E. \*County Update** – Community Outreach Coordinator Andrea Tavener, Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact her at [atavener@washoecounty.us](mailto:atavener@washoecounty.us) or (775) 328-2720. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail) (*This item is for information only and no action will be taken by the CAB.*)

Andrea gave an update:

- She apologized the CAB members didn't receive the agenda for the Board of County Commissioners' meeting
- Sign Code Update proposed changes have been delayed to until the June meeting. On April 28, it will go to the Board of County Commissioners, and on June 2<sup>nd</sup>, it will go to the Planning Commission.
- April 14 – The Trash Franchise agreement will be heard at the Board of County Commissioners, as well as the Strategic planning process – final plan will be heard. The BCC will give direction on how to proceed and revamp the CABs.
- April is County Government Month. Commissioner Herman sponsored a proclamation.
- The County has a new website; please let them know if there are any broken links.
- State of County address by County Manager Slaughter – it will be live streamed or recorded. Charter 193 and it can be accessed on the website.
- Francine said the coloring of the font on the website is too light which makes it hard to read.
- Robert Conrad asked about the CAB revamp. Andrea said there has been more of a demand for CAB, but not more support staff in the office. She will send a link of the proposed changes. It's not changing the existing CAB. The NABS have been revamped. We are asking for direction.

**9.\*CITIZEN ADVISORY BOARD MEMBERSHIP** – Community Outreach Coordinator Andrea Tavener, Washoe County Managers Office, Constituent Services Program will provide an update regarding the appointment process and recruitment for the North Valleys Citizen Advisory Board. Recruitment runs April 1, 2015 through the end of April for terms starting July 1, 2015. For additional information, please visit [www.washoecounty.us/cabs](http://www.washoecounty.us/cabs) (*This item is for information only and no action will be taken by the CAB.*)

Andrea said we have begun recruitment for CAB and is soliciting interest for CAB participation. She said we brought back the Warm Springs CAB; the first meeting is in May. If you are interested, please submit an application. It began April 1st through May 1<sup>st</sup>. Please submit to constituent services office. The NV CAB meets every other month. If you are interested, please submit application or re-appointment.

**11.\*CHAIRMAN/BOARD MEMBER/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas.

Francine requested the Reno/Stead Airport future project be a standing item. Jean Harris wants Stacey Huggins give the updates.

**12.\*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a "Request to Speak" form to the Chairman.

- Sarah C encouraged the citizens to use their voice. Please get the agendas for City of Reno and Washoe County Planning Commission, Board of County Commissioners, Airport Authority, and City Council. These projects go through these groups to be heard.
- Andrea Tavener said there is a Junk to Juniper event on May 16 at Eastlake in Washoe Valley, 8am-1pm. Liz Howe said they are coming to Silver Lake Volunteer Fire Department on May 23<sup>rd</sup>, 8am-1pm, for chipping.

**13. ADJOURNMENT** – Ray moved to adjourn. Jennifer seconded the motion to adjourn. Meeting was adjourned at 9:40pm.

Number of CAB members present: 9  
Number of staff present: 1  
Submitted By: Misty Moga

Number of Public Present: 50

Presence of Elected Officials: 1